Expiry Date - 18/09/2025

Development Management – Delegated Officer Report

Application Number: AWDM/0862/25 **Recommendation – APPROVE**

Site: **2 Hastings Road Worthing West Sussex BN11 5DH**

Proposal: **Retrospective planning for a rear extension for a garage, demolish front conservatory, replace with a pergola**

Date of site visit: 2nd September 2025.

Neighbours checked: Y

Additional neighbour notifications: N

Site and Surroundings

The site, 2 Hastings Road, is situated within an established residential area in Worthing. The property is two-storey, detached and is of a considerable size sat within a large plot. The property benefits from a large private garden enclosed by a combination of walls, fencing and a substantial mature planting providing a good degree of privacy. A driveway is located on the eastern side of the property accessed from Hythe Road.

The property is not a listed building and is not located within a conservation area. There are several trees subject to a Tree Preservation Order (No.3 of 2005) between the south side of the House and the site boundary.

The Council's SFRA (2024) indicates the site is at high risk in the future of tidal and surface water flooding.

Proposal

Planning permission is sought retrospectively for a rear extension for a garage. The proposals also include the demolition of the front conservatory, to be replaced by a pergola.

The proposed garage extension on the eastern elevation, which has already been partially constructed (and requires retrospective planning), is of the same size and footprint as the previous (until recently existing) extension, with this garage extension being a like-for-like replacement in terms of size and distance from the neighbouring property. Render and brick are proposed to match the previous extension.

The replacement pergola is to be of a smaller size than the existing conservatory, which is to be demolished.

Relevant Planning History:

There is no relevant planning history.

Consultations:

None.

Representations:

None received.

Relevant Planning Policies

Worthing Local Plan policies (WBC 2023): SP1, DM5
National Planning Policy Framework (MHCLG 2024)
National Planning Practice Guidance
SPG 'Extending or Altering Your Home' (WBC)

Planning Assessment

There is no objection in principle to extensions and alterations to residential dwellings within the built-up area. The key considerations are the effects on the visual and residential amenities of the locality.

Visual Amenity

The proposed rear extension garage would be subsidiary in form and scale to the existing building. It would be finished in render and brick to match the existing building. Due to this, the extension relates well to the existing building and will not appear out of place.

The pergola will be positioned at the front elevation of the building in place of the existing conservatory. It will better relate to the existing building when compared to the unsympathetic front conservatory. It is slightly smaller in size than the conservatory and, overall, would result in visual betterment along the front of the property.

The proposed development is well separated from the TPO trees whjich will not ab affected.

Residential Amenity

The most affected neighbours are those to the side at 28 Hythe Road.

<u>28 Hythe Road</u>

28 Hythe Road is located on the side (north) of the application site and consists of a detached two-storey dwelling containing a car port on its right-hand side.

The proposed rear extension garage, which has partially begun construction, is to be the same size as the previous extension situated in this exact location. It will not be closer to the boundary of 28 Hythe Road than the previous extension.

The properties are separated by low fencing. There are several window openings in the side (south) elevation of 28 Hythe Road, facing the application site. However, these appear to be obscured. The opening proposed on the side (north) elevation is also to be obscured and therefore there will be no impacts on privacy.

The receipt of light to the openings will be the same as was previously the case with the previous extension, with the proposed extension being within the same footprint and no closer to the neighbour's property.

As a result of the above, there would be no overlooking or loss of privacy to neighbours, and there would there be no unacceptable loss of light.

Flood Risk

The application is accompanied by EA standing advice. Neither the garage or pergola is considered habitable accommodation.

Recommendation

APPROVE subject to Conditions:-

1. Drawing Numbers
2. Standard time limit
3. Matching materials
4. Window in north side of garage to be obscure glazed and retained

Informative

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Is recommendation contrary to letter(s) of representation? N

Case Officer: Tom Westerman Date: 26/09/2025

Authorised by: Jo Morin Date 26.09.2025